

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to receive an update from CenterCal on Station Park and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 5th, 2017, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **OLD BUSINESS:**

7:05 Resolutions Authorizing Condemnation of Real Property for the Expansion and Reconstruction of a Public Street

### **SUMMARY ACTION:**

7:15 Minute Motion Approving Summary Action List

1. Approval of Minutes from August 15, 2017
2. Approval of Minutes from August 28, 2017

### **GOVERNING BODY REPORTS:**

7:20 City Manager Report

1. Top Public Companies
2. EDCU Annual Meeting to be held on September 12<sup>th</sup>
3. UDOT West Davis Corridor EIS Response

7:35 Mayor Talbot & City Council Reports

1. John Bilton to report on Sewer District West Davis Corridor meeting

2. Brigham Mellor Scenic By-Way Designation

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for property acquisition.

DATED this 31st day of August, 2017.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

**Posted August 31, 2017**

## CITY COUNCIL AGENDA

For Council Meeting:  
September 5, 2017

### **S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

It is requested that City Councilmember Cory Ritz give the invocation to the meeting and it is requested that City Councilmember Doug Anderson lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## CITY COUNCIL AGENDA

For Council Meeting:  
September 5, 2017

**S U B J E C T: Condemnation Resolutions for 650 West, 500 South, 1100 West and  
Glovers Lane Road Project**

### **ACTION TO BE CONSIDERED:**

1. By roll call vote, approve the attached resolutions authorizing condemnation of real property more commonly known as the Sanchez, Jung and Makin parcels for the expansion and reconstruction of a public street.
2. Authorize the City Attorney to file said resolutions with the Court and take all required steps to complete the acquisition of the parcels described in the resolutions.
3. Authorize the City Manager to pay up to the full appraised value of the affected parcels if any or all of the property owners wish to stop the condemnation process from this time forward.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Dave Millheim, City Manager.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: August 31, 2017

SUBJECT: **CONDEMNATION RESOLUTIONS FOR 650 WEST, 500 SOUTH,  
1100 WEST AND GLOVERS LANE ROAD PROJECT**

### RECOMMENDATIONS

1. By roll call vote, approve the attached resolutions authorizing condemnation of real property more commonly known as the Sanchez, Jung and Makin parcels for the expansion and reconstruction of a public street.
2. Authorize the City Attorney to file said resolutions with the Court and take all required steps to complete the acquisition of the parcels described in the resolutions.
3. Authorize the City Manager to pay up to the full appraised value of the affected parcels if any or all of the property owners wish to stop the condemnation process from this time forward.

### BACKGROUND

Council has discussed this issue multiple times and provided direction to staff to acquire all parcels needed for the 650 West, 1100 West, 500 South and Glovers Lane Road project currently underway in the City. The City already owned the majority of the needed project Right of Way. The Council also wanted to avoid the use of condemnation power, if possible, through the voluntary agreement of those affected property owners. With a great deal of effort, we have got the majority of the property issues resolved.

Seventeen different property owners were contacted over the last several months. To date, fourteen of those property owners have either dedicated the needed right of way in exchange for public improvements or the majority have been paid \$2.50 per square foot for the land obtained. At this time, we have not reached agreement with three property owners and the condemnation process has begun. Offers were given to the three property owners in question and they have been notified the City Council is scheduled to consider

adopting these resolutions which is required by state code. While this is not a public hearing, if any of the affected property owners wish to address the Council on this proposed action, they should be given the opportunity to do so prior to adoption of the respective resolutions.

After these resolutions are adopted, the City Attorney will file some motions with the Court which moves the judicial process forward. There is also the possibility and the above recommendations allow for the property owner (within certain parameters) to stop the condemnation should the City and the property owner reach agreeable terms.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Dave Millheim", followed by a horizontal line with a small arrow pointing to the right.

Dave Millheim  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING CONDEMNATION OF REAL PROPERTY LOCATED IN FARMINGTON CITY FOR THE EXPANSION AND RECONSTRUCTION OF A PUBLIC STREET**

**WHEREAS**, the City Council of Farmington City has determined that public health, safety and welfare require that the City acquire certain real property described in Exhibit "A" attached hereto for the expansion and reconstruction of a public street known as 500 South;

**WHEREAS**, the City has the power of eminent domain under Utah law and the City Council desires to invoke the same to condemn the needed property; and

**WHEREAS**, Notice has been provided to the Owner of the property at issue that the City is contemplating the exercise of the power of eminent domain to acquire the property, and the City has further provided the property owner with information regarding his or her rights in accordance with all the requirements of applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Farmington City, State of Utah:

**Section 1. Findings and Determination.** The City Council of Farmington City hereby finds, determines and declares that public interest, safety, welfare, health and necessity require that the City acquire that certain parcel of real property described in Exhibit "A" attached hereto and by this reference made a part hereof, a part of that certain property known as approximately 725 West 500 South, for the purpose of expanding and reconstructing 500 South Street for the benefit of the City and its inhabitants. The proposed acquisition of real property has been platted and located in a manner which is most compatible for the greatest public good and welfare and the least private injury with respect to the intended public use.

**Section 2. Authorization.** The Farmington City Attorney is hereby empowered and requested, on behalf of the City Council, to acquire the real property, together with any easements or other rights connected therewith as more particularly described in Exhibit "A" attached hereto, in accordance with the provisions of the laws of the State of Utah pertaining to eminent domain. Further, the City Attorney is hereby authorized to prepare and prosecute such proceedings in the proper court having jurisdiction thereof as are necessary to complete such acquisition.

**Section 3. Value Determination.** The governing body of Farmington City hereby finds and determines that the value of the premises sought to be condemned is Two Thousand Eight Hundred and Fifty Three Dollars (\$2,853) or less. The City Council hereby declares that such sum has been determined by the City Council to be just compensation for the property taken.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, on this \_\_\_\_ day of \_\_\_\_\_, 2017.**

**FARMINGTON CITY**

By: \_\_\_\_\_  
Mayor H. James Talbot

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder



## **EXHIBIT "A"**

### **Property to be Condemned**

08-077-0028 Dedication for 500 South Street: Located in the Northwest Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian more fully described as follows:

Beginning North 89°44'21" West (South 89°57' West by record) along the North line of the Northwest Quarter of said Section 25, 633.98 feet and South 00°09'51" East (South 00°15'25" East by record), 293.63 feet to the South line of 500 South Street, from the North Quarter corner of said Section 25; and thence 36.49 feet along a curve to the left not tangent to the previous course, with a radius of 2123.41 feet, included angle of 00°59'05" and a long chord that bears North 86°15'37" East, 36.49 feet to a point of reverse curvature; thence 125.10 feet along a curve to the right, with a radius of 2073.41 feet, included angle of 3°27'25", and a long chord that bears North 87°29'47" East, 125.08 feet to the grantor's East boundary; thence South 00°09'51" East, 7.9 feet (South 00°15'25" East by record); thence South 89°38'56" West, 161.40 feet; thence North 00°09'51" West (North 00°15'25" West by record), 1.05 feet to the beginning.

Containing 848 Sq. Ft

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING CONDEMNATION OF REAL PROPERTY LOCATED IN FARMINGTON CITY FOR THE EXPANSION AND RECONSTRUCTION OF A PUBLIC STREET**

**WHEREAS**, the City Council of Farmington City has determined that public health, safety and welfare require that the City acquire certain real property described in Exhibit "A" attached hereto for the expansion and reconstruction of a public street known as 500 South;

**WHEREAS**, the City has the power of eminent domain under Utah law and the City Council desires to invoke the same to condemn the needed property; and

**WHEREAS**, Notice has been provided to the Owner of the property at issue that the City is contemplating the exercise of the power of eminent domain to acquire the property, and the City has further provided the property owner with information regarding his or her rights in accordance with all the requirements of applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Farmington City, State of Utah:

**Section 1. Findings and Determination.** The City Council of Farmington City hereby finds, determines and declares that public interest, safety, welfare, health and necessity require that the City acquire that certain parcel of real property described in Exhibit "A" attached hereto and by this reference made a part hereof, a part of that certain property known as approximately 725 West 500 South, for the purpose of expanding and reconstructing 500 South Street for the benefit of the City and its inhabitants. The proposed acquisition of real property has been platted and located in a manner which is most compatible for the greatest public good and welfare and the least private injury with respect to the intended public use.

**Section 2. Authorization.** The Farmington City Attorney is hereby empowered and requested, on behalf of the City Council, to acquire the real property, together with any easements or other rights connected therewith as more particularly described in Exhibit "A" and Exhibit "B" combined and attached hereto, in accordance with the provisions of the laws of the State of Utah pertaining to eminent domain. Further, the City Attorney is hereby authorized to prepare and prosecute such proceedings in the proper court having jurisdiction thereof as are necessary to complete such acquisition.

**Section 3. Value Determination.** The governing body of Farmington City hereby finds and determines that the value of the premises sought to be condemned is Two Thousand Eight Hundred and Fifty Three Dollars (\$2,853) or less. The City Council hereby declares that such sum has been determined by the City Council to be just compensation for the property taken.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its

passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH**, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

**FARMINGTON CITY**

By: \_\_\_\_\_  
Mayor H. James Talbot

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder

## EXHIBIT "A"

### Property to be Condemned

08-080-0078 Makin: Glovers Lane and 650 West Street: Part of the Southeast Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian more fully described as follows:

Beginning South 00°09'08" East along the West line of the Southeast Quarter of said Section 25, 204.43 feet and South 89°25'35" East along the South line of Glovers Lane, being 33.00 feet Southerly of the monumented centerline of said Glovers Lane, 55.00 feet from the Northwest corner of the Southeast Quarter of said Section 25 said point also being South 00°06'26" East (South 00°22' East by record), 191.40 feet; North 89°25'35" West (North 89°52' West by record) along the monumented centerline of Glovers Lane, 2584.21 feet and South 00°09'08" East (South 00°08' West by record), 33.00 feet of the Northeast corner of the Southeast Quarter of said Section 25 said point being the intersection of the East line of 650 West Street and the South line of Glovers Lane;

and running thence South 89°25'35" East along the South as monumented line of Glovers lane, 109.91 feet;

thence South 00°09'08 East along the East line of the Grantor's property, 4.80 feet;

thence North 89°32'16 West, 28.86 feet

thence South 88°10'45 West, 29.44 feet

thence South 89°14'03" West, 34.51 feet;

thence 23.69 feet along a curve to the left with a radius of 15.01 feet, included angle of 90°25'03" and a long chord that bears South 45°43'54" West, 21.31 feet;

thence South 00°32'28" West, 149.67 feet to the intersection of the proposed East line of 650 West Street and the existing East line of 650 West Street;

thence North 00°09'08" West along the existing East line of 650 West Street, 171.61 feet to the beginning.

Containing 855 sq. ft.

## Exhibit B

08-077-0009 Dedication for 500 South Street: Located in the Northwest Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian more fully described as follows:

Beginning North  $89^{\circ}44'21''$  West (South  $89^{\circ}57'$  West by record) along the North line of the Northwest Quarter of said Section 25, 472.54 feet and South  $00^{\circ}09'51''$  East (South  $00^{\circ}15'25''$  East by record), 285.05 feet to the South line of 500 South Street, from the North Quarter corner of said Section 25;

and thence 36.76 feet along a curve to the right with a radius of 2073.41 feet, included angle of  $1^{\circ}00'57''$ , and a long chord that bears North  $89^{\circ}43'58''$  East, 36.76 feet;

thence South  $89^{\circ}45'34''$  East, 0.22 feet to the Northwest corner of Parkwalk Downs Subdivision;

thence South  $00^{\circ}00'16''$  East, 7.84 feet (South  $0^{\circ}15'25''$  West, 8.00 feet by record) to the South line of 500 South Street as dedicated by the Parkwalk Downs Subdivision plat, also being the Northwest corner of Lot 101 of said Parkwalk Downs Subdivision;

thence South  $89^{\circ}38'55''$  West (South  $89^{\circ}57'$  West), 36.97 feet;

thence North  $00^{\circ}09'51''$  West (North  $0^{\circ}15'25''$  West by record), 7.90 feet to the beginning.

Containing 293 sq. ft.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING CONDEMNATION OF REAL PROPERTY LOCATED IN FARMINGTON CITY FOR THE EXPANSION AND RECONSTRUCTION OF A PUBLIC STREET**

**WHEREAS**, the City Council of Farmington City has determined that public health, safety and welfare require that the City acquire certain real property described in Exhibit "A" attached hereto for the expansion and reconstruction of a public street known as Glovers Lane;

**WHEREAS**, the City has the power of eminent domain under Utah law and the City Council desires to invoke the same to condemn the needed property; and

**WHEREAS**, Notice has been provided to the Owner of the property at issue that the City is contemplating the exercise of the power of eminent domain to acquire the property, and the City has further provided the property owner with information regarding his or her rights in accordance with all the requirements of applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Farmington City, State of Utah:

**Section 1. Findings and Determination.** The City Council of Farmington City hereby finds, determines and declares that public interest, safety, welfare, health and necessity require that the City acquire that certain parcel of real property described in Exhibit "A" attached hereto and by this reference made a part hereof, a part of that certain property known as 653 West Glovers Lane, for the purpose of expanding and reconstructing a portion of Glovers Lane and 650 West for the benefit of the City and its inhabitants. The proposed acquisition of real property has been platted and located in a manner which is most compatible for the greatest public good and welfare and the least private injury with respect to the intended public use.

**Section 2. Authorization.** The Farmington City Attorney is hereby empowered and requested, on behalf of the City Council, to acquire the real property, together with any easements or other rights connected therewith as more particularly described in Exhibit "A" attached hereto, in accordance with the provisions of the laws of the State of Utah pertaining to eminent domain. Further, the City Attorney is hereby authorized to prepare and prosecute such proceedings in the proper court having jurisdiction thereof as are necessary to complete such acquisition.

**Section 3. Value Determination.** The governing body of Farmington City hereby finds and determines that the value of the premises sought to be condemned is Five thousand Three Hundred Dollars (\$5,300) or less. The City Council hereby declares that such sum has been determined by the City Council to be just compensation for the property taken.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, on this \_\_\_\_ day of \_\_\_\_\_, 2017.**

**FARMINGTON CITY**

By: \_\_\_\_\_  
Mayor H. James Talbot

ATTEST:

\_\_\_\_\_  
Holly Gadd, City Recorder

## **EXHIBIT "A"**

### **Property to be Condemned**

08-079-0008 Dedication for Glovers Lane and partial realignment of 650 West: Part of the Southwest Quarter of Section 25, Township 3 North, Range 1 West of the Salt Lake Base and Meridian more fully described as follows:

Beginning South 00°09'08" East (South 00°29'51" East by record) along the East line of the Southwest Quarter of said Section 25, 204.60 feet and North 89°10'04" West (North 89°30'47" West by record) along the old South line of Glovers Lane, 21.90 feet from the Northeast corner of the Southwest Quarter of said Section 25; and thence South 00°01'38" West along the old West right of way of 650 West Street, 68.19 feet (South 00°18'54" West, 69.00 feet by record); thence 262.00 feet along a curve to the left with a radius of 3,843.72 feet, included angle of 3°54'20" and a long chord that bears South 01°17'33" East, 261.95 feet to the South line of the Grantor's property; thence North 89°10'04" West along the South line of the Grantors property, 9.96 feet; thence North 00°21'36" East, 16.06 feet; thence North 00°32'28" East, 291.98 feet; thence 23.03 feet along a curve to the right with a 15.00 feet radius, included angle of 87°54'16" and a long chord that bears North 43°25'50" West, 20.84 feet; thence North 89°10'47" West, 106.42 feet; thence North 00°09'08" West, 7.02 feet; thence South 89°10'04" East, 122.00 feet to the beginning.

Containing 2120 sq. ft.



## CITY COUNCIL AGENDA

For Council Meeting:  
September 5, 2017

### **S U B J E C T: Minute Motion Approving Summary Action List**

1. Approval of Minutes from August 15, 2017
2. Approval of Minutes from August 28, 2017

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## FARMINGTON CITY COUNCIL MEETING

August 15, 2017

### WORK SESSION

*Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Brigham Mellor, Brett Anderson (via phone); City Manager Dave Millheim, Community Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell and City Recorder Holly Gadd*

*Excused: Councilmember Cory Ritz*

### CLOSED SESSION

#### **Motion:**

At 6:40 p.m., **John Bilton** made a motion to go into a closed meeting for purpose of property acquisition. **Brigham Mellor** seconded the motion which was unanimously approved.

#### Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Jim Talbot**, Mayor

#### **Motion:**

At 7:05 p.m., a motion to reconvene into an open meeting was made by **John Bilton**. The motion was seconded by **Doug Anderson** which was unanimously approved.

### REGULAR SESSION

*Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Brigham Mellor, Brett Anderson (via phone); City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

*Excused: Councilmember Cory Ritz*

#### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:11 p.m.

### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by Councilmember **John Bilton** and the Pledge of Allegiance was led by Clayton Young of Boy Scout Troop 1114.

### **PUBLIC HEARINGS:**

#### **North Station Development Agreement and Project Master Plan for Chartwell Capital Partners**

City Development Director **David Petersen** provided an overview of the North Station Development Agreement and Project Master Plan for Chartwell Capital Partners and some background information regarding similar agreements. He noted that the vision for the project is a unique office park that fits in a suburban setting providing both office space and housing. To accomplish this, the developer may use the Section 140 approval process to ask for a zone text amendment for a specific area without rezoning the entire 260 acre property. Because the Section 140 approval process is a legislative act, it allows the City Council to look at each proposed project and how it fits into the previously approved small area master plan. The Section 140 approval process requires a Project Master Plan to be approved and attached to the development agreement.

**David Petersen** stated that Chartwell is ready to move forward with development. City staff met with them to review plans and asked that they pare down the Project Master Plan to attach to the action being proposed for approval.

City Manager **Dave Millheim** acknowledged that Councilmembers and Stakeholders want to see the totality of the project, but it is difficult to plan such a large development at once when the site plan applications will come in phases. By approving the Small Area Master Plan, the developer can move forward. They will still be required to obtain approval on individual applications from the Planning Commission and the City Council if they deviate from the plan. The City is requiring details in the Project Master Plan so that it forms the guiding principles for development and related approval.

Councilmember **Doug Anderson** noted concerns regarding high density housing proposed as 40% of the development. **David Peterson** noted that housing is an intrinsic part of the development. Councilmember **Brigham Mellor** shared that multi-family housing as a percentage of per capita housing in the City is quite low because of the growth in single family homes.

**Ken Stuart**, Farmington, representing Chartwell Capital noted that during the planning charrette the property in question was overlaid on a graphic of Salt Lake City's Central Business district and the Farmington property stretched from Temple Square to 2100 South between the Vivint Arena and 500 East; it is a large piece of property to be developed. Chartwell owns 3.9 Million square feet of the property and office space is not feasible for the entire development. Housing will be located North of Haight's Creek. This area has no freeway exposure and would not be a

good fit for the office park. Medium density housing is the highest and best use for the property. **Ken Stuart** noted that the project needs to generate revenue after incurring expenses related to the planning charrette and engineering costs. As there is some uncertainty with the West Davis Corridor and where the Shephard Lane Interchange will be built, housing can be built now while office space and commercial development will have to wait until streets are established with a defined connection to the Interstate/West Davis Corridor.

*Mayor Jim Talbot opened the public hearing at 7:43 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.*

**Jim Talbot** asked that the Council utilize the time for discussion prior to a vote. He noted that the Planning Commission unanimously approved the North Station Development Agreement and Project Master Plan.

**John Bilton** noted that there were several typos in the packet, that the incorrect date was indicated (should be May of 2017, not May of 2016). He also expressed concern regarding the sentence on Page 16-North Station PMP which states "All major road infrastructure will be designed and installed by Farmington City in conjunction with UDOT." **John Bilton** expressed the need for further clarity. **David Petersen** noted that this section of the Plan is referencing the arterial linkage road. He suggested that the words "or caused to be designed and installed by Farmington City" be added. This would allow the City to cause the developer to pay their project share.

**Dave Millheim** offered that a sentence be added: "This is defined only as it relates to the arterial linkage road associated with the Shephard Lane Interchange." He noted that the City does not want to approve a PMP that would contractually obligate the City to build a road.

**John Bilton** said that this has been a long process, working with developers, third party consultants and other stakeholders. Efforts have included an economic study and planning sessions with property owners. The Council is not approving any buildings or housing or zoning with this action, but is approving a process to move forward with development.

**Jim Talbot** noted that Station Park took years to plan and develop because the process was methodical. A similar process is in place for remaining development in the City.

**Brigham Mellor** shared that he rides along the D&RG trail on the way to work and appreciates the beautiful landscape, but recognizes that property owners have the right to develop. The property is already zoned OMU and considering that population along the Wasatch Front will double by 2040, the City needs to plan for growth and not be haphazard with decision-making. Stakeholders have evaluated the highest and best use for the property, and have planned for housing needs, water runoff, job growth, etc. This action is not approving buildings, but is allowing the development to proceed in a very good market. Councilmember **Brett Anderson** expressed agreement with **Brigham Mellor's** comments.

*Motion:*

**Doug Anderson** moved that the City Council approve the development agreement and project master plan related thereto, subject to all applicable Farmington City development standards and ordinances; including Findings for Approval 1-11; and noting that miscellaneous typos within the document need correction, including dates on the front page, and with the addition of the following sentence on Page 16 of the PMP “This is defined only as it relates to the arterial linkage road associated with the Shephard Lane Interchange and the development must pay for its proportionate share.”

**Brigham Mellor** seconded the motion which was approved unanimously.

#### Findings for Approval

1. The development agreement does not grant vesting for the project, rather it allows for the developer to propose sub-PMPs for portions of their property that are less than 25 acres, which the Zoning Ordinance currently does not allow.
2. At the time when sub-PMPs are proposed, the City has a significant amount of discretion as PMPs are legislative decisions; this development agreement gives the City the opportunity to review those applications, which would otherwise not be allowed.
3. The proposed North Station Project Master Plan has been completed through a design charrette involving unanimous stakeholder consensus.
4. The stakeholders included the majority of property owners within the project area, neighboring property owners to the project area, the City, the County, and Chartwell Capital.
5. The Planning Commission has held a public hearing on multiple recommendations from the North Station Project Master Plan, including removing the large footprint building provision, and amending the regulating plan and related block size, and the Planning Commission after review of the application has unanimously recommended that the City Council approve the requested modifications to Chapter 18 of the Zoning Ordinance.
6. The proposed North Station Development Agreement and Project Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district; including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity, providing a live/work/play environment, etc.
7. The proposed North Station Project Master Plan has a good balance of residential and retail that will support the primary office use, which is the overarching intent of the OMU zone.
8. The North Station Project Master Plan proposes a nuanced continuum of development intensity with lower intensity development to the west, higher intensity development in the middle and along major roads, and commercial along the freeway and arterial roads, such as Shepard Lane, Burke Lane, and 1100 West. The continuum of development intensity provides a buffer between existing residential neighborhoods to the west, and places the highest intensity development near the future Shepard Lane interchange and I-15 to the east.

9. The fine-grained mixture of uses proposed in the North Station Project Master Plan creates an office park that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment.
10. The proposed North Station Project Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax.
11. The proposed North Station Project Master Plan does not grant vesting to any property owners within the project area; rather, it is a guiding document that will inform the development of the mixed-use employment district into the future.

#### **SUMMARY ACTION:**

1. Approval of Minutes from August 1, 2017

**Brigham Mellor** moved, with a second from **John Bilton**, to approve summary action item 1 as contained in the staff report.

The motion was approved unanimously.

#### **DISCUSSION ITEMS:**

#### **GOVERNING BODY REPORTS:**

##### **City Manager Report**

No updates to report.

##### **Mayor Talbot & City Council Reports**

##### **Councilmember Doug Anderson**

**Doug Anderson** asked for clarification about the CenterCal presentation. **Dave Millheim** noted that CenterCal is scheduled to present to the Council in the 9/5 work session.

**Doug Anderson** reminded everyone about the Davis County Fair.

##### **Councilmember Brett Anderson**

No updates to report.

##### **Councilmember Brigham Mellor**

**Brigham Mellor** reminded Councilmembers about the upcoming League of Cities and Towns Conference.

##### **Councilmember John Bilton**

No updates to report.

**Mayor Jim Talbot**

No updates to report.

**ADJOURNMENT**

***Motion:***

At 8:08 p.m., **Doug Anderson** moved to adjourn the meeting.

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**Holly Gadd**, City Recorder

## FARMINGTON CITY COUNCIL MEETING

August 28, 2017

### REGULAR SESSION

*Present: Mayor Pro Temp **John Bilton**, Council Members **Cory Ritz** and **Brigham Mellor**, City Manager **Dave Millheim**, and City Recorder **Holly Gadd**.*

### Special Canvass

**Holly Gadd** said the City had 23% voter turnout. Rebecca Wayment got 1392 votes, Brigham Mellor got 1154 votes, John Bilton got 1002 votes, Emma Mansour got 797 votes and Kyle Smith got 425 votes. The candidates who got nominated at the Primary Election to be a candidate for City Council for the November 7, 2017 General Election are Rebecca Wayment, Brigham Mellor, John Bilton and Emma Mansour.

*Motion:*

**Cory Ritz** made a motion to approve the canvass report for the Primary Election held on Tuesday, August 15, 2017, as presented.

**Brigham Mellor** seconded the motion, which was unanimously approved.

### ADJOURNMENT

*Motion:*

At 5:45 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **Cory Ritz** seconded the motion which was unanimously approved.

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**Holly Gadd**, City Recorder  
Farmington City Corporation



## CITY COUNCIL AGENDA

For Council Meeting:  
September 5, 2017

### **S U B J E C T: City Manager Report**

1. Top Public Companies
2. EDCU Annual Meeting to be held on September 12<sup>th</sup>
3. UDOT West Davis Corridor EIS Response

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

# Top Public Companies

Ranked by 2016 Revenue

	Company	Exchange: Symbol	Phone	Address	Senior Officer	Industry	FTE	2016 FY 2017** Net Income/ Loss (\$000)	CY/FY 2016 FY 2017** Rev- enue (\$000)
1	<b>Autoliv ASP, Inc.</b> (North America Headquarters) autoliv.com	NYSE: ALV	(801) 625-4800	3350 Airport Road Ogden, UT 84405	Jan Carlson	Auto parts	51600	\$561,600	\$10,073,600
2	<b>Huntsman Corporation</b> huntsman.com	NYSE: HUN	(801) 584-5700	500 Huntsman Way Salt Lake City, UT 84108	Peter R. Huntsman	Specialty chemicals	16000	\$357,000	\$9,857,000
3	<b>Northwest Pipeline, LLC</b> williams.com	NYSE: WMB	(801) 583-8800	295 Chipeta Way Salt Lake City, UT 84108	Walter J. Bennett	Natural gas transmission	DND	(\$350,000)	\$7,499,000
4	<b>SkyWest, Inc.</b> skywest.com	NasdaqGS: SKYW	(435) 634-3000	444 S. River Road St. George, UT 84790	Jerry C. Atkin	Regional airlines	18500	(\$161,586)	3,121,206
5	<b>Vista Outdoor</b> vistaoutdoor.com	NYSE: VSTO	(801) 447-3000	262 N. University Dr. Farmington, UT 84025	Mark W. DeYoung	Sporting goods	5800	(\$274,454)**	\$2,546,892**
6	<b>Nu Skin Enterprises</b> nuskin.com	NYSE: NUS	(801) 345-1000	75 W. Center Street Provo, UT 84601	Mr. Truman Hunt	Personal products	4738	\$143,086	\$2,207,797
7	<b>Zions Bancorporation</b> zionsbancorporation.com	NasdaqGS: ZION	(801) 524-4787	One S. Main Street Salt Lake City, UT 84133	Harris H. Simmons	Regional pacific banks	10400	\$469,050	\$1,954,314
8	<b>Overstock.com</b>	NasdaqGM: OSTK	(801) 947-3100	6350 S. 3000 East Salt Lake City, UT 84121	Patrick M. Byrne	Catalog and mail order houses	1500	\$11,248	\$1,799,963
9	<b>Questar</b> questarcorp.com	NYSE: STR	(801) 324-5000	180 E. 100 South Salt Lake City, UT 84111	Ronald W. Jibson	Oil and gas	1745	\$208,700	\$1,134,900
10	<b>USANA Health Sciences</b> usanahealthsciences.com	NYSE: USNA	(801) 954-7100	3898 W. Parkway Blvd. Salt Lake City, UT 84120	David A. Wentz	Drug-related products	744	\$100,041	\$1,006,083
11	<b>Extra Space Storage</b> extraspaces.com	NYSE: EXR	(801) 562-5556	2795 E. Cottonwood Pkwy., Ste. 400 Salt Lake City, UT 84121	Spencer F. Kirk	REIT - industrial	2643	\$397,089	\$991,875
12	<b>Liberty Safe &amp; Security Products, Inc.</b> libertysafe.com	NYSE: CDDI	(801) 925-1000	1199 W. Utah Ave. Payson, UT 84651	Kim Waddoups	Manufacturing and distribution of home safes	450	\$56,530	\$978,309
13	<b>Headwaters, Inc.</b> hdwrs.com	NYSE: HW	(801) 984-9400	10653 S. River Front Pkwy., Ste. 300 South Jordan, UT 84095	Kirk A. Benson	Building materials	2665	\$49,763	\$974,807
14	<b>Boart Longyear Company</b> boartlongyear.com	ASX: BLYAX	(801) 972-8430	10808 S. River Front Pkwy., Ste. 600 South Jordan, UT 84095	Richard O'Brian	Drilling services and products	5933	(\$141,800)	\$866,580
15	<b>Sportsman's Warehouse</b> sportsmanswarehouse.com	NasdaqGS: SPWH	(801) 566-6681	7035 S. High Tech Drive Midvale, UT 84047	John Schaefer (CEO)	Sporting goods retailer	1800	\$29,669	\$779,956
16	<b>Myriad Genetics</b> myriad.com	NasdaqGS: MYGN	(801) 584-3600	320 Wakara Way Salt Lake City, UT 84108	Peter D. Meldrum	Research services	1649	\$125,300	\$753,800
17	<b>Merit Medical Systems</b> merit.com	NasdaqGS: MMSI	(801) 253-1600	1600 W. Merit Pkwy. South Jordan, UT 84095	Fred P. Lam- propoulos	Medical instruments and supplies	3100	\$20,121	\$603,838
18	<b>ZAGG Inc</b> zagg.com	NasdaqGM: ZAGG	(801) 263-0699	3855 S. 500 West, Ste. B Salt Lake City, UT 84115	Randall Hales	Consumer electronics	163	(\$15,587)	\$401,857
19	<b>Nature's Sunshine Products</b> naturesunshine.com	NasdaqCM: NATR	(801) 342-4300	2500 W. Executive Pkwy., Ste. 100 Lehi, UT 84043	Gregory L. Proberl	Drug-related products	964	\$875	\$341,169
20	<b>SecurityNational Mortgage Company</b> snmc.com	NasdaqGM: SNFCA	(801) 264-1060	5300 S. 380 West, Ste. 250 Murray, UT 84123	Scott M. Quist	Insurance/ annuities	950	\$14,279	\$307,208

Rankings based on 2016 data. Sources: Annual 10K Reports - www.sec.gov, surveys, internet and interviews with company representatives. Some companies may have been omitted due to lack of information or deadline restrictions. If any of the above information is incorrect or if you feel your business warrants inclusion, please contact research@utahbusiness.com or fax (801) 568-0612. For a more extensive list of companies in this category see www.utahbusiness.com. Download the Book of Lists at www.utahbusiness.com. © 2017 by Utah Media Partners. Highlighted listings purchased as advertising by companies.



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

August 29, 2017

To: Randy Jeffries, UDOT Project Manager, West Davis Corridor

Subject: Farmington City Input  
West Davis Corridor Environmental Impact Statement

Dear Randy:

We have all come far in this EIS process. It has not been an easy process but we are happy with the progress made as a result of our considerable study, multiple meetings with yourself and other UDOT officials, legislators, consultants, residents, etc., over the last several years. No one can say the process has not provided ample opportunity for comments. Your cooperation and professionalism is much appreciated and respected. Please consider the following pages Farmington City's additional comments regarding the multi-volume June 2017 Final Environmental Impact Statement. Rather than rehash all the issues raised in the past, and to bring some order to the following comments, I am going to cite the June 2017 EIS document on a section by section basis for the specific comments we are raising so that you can tie these comments to the EIS.

Due to the limited city resources we cannot continue to throw at this study and my limited expertise in many of the subject areas of the EIS, I am going to address only those issues that Farmington City still believes need additional consideration and/or should be noted prior to the Record of Decision. These comments are in no order of priority. These comments are made after receiving considerable input from my Mayor and City Council.

Respectfully submitted

Dave Millheim  
City Manager

Cc: City Council

## **ADDITIONAL COMMENTS SUBMITTED BY FARMINGTON CITY**

1.6.1 Farmington City is very pleased that a new I-15 interchange at Shepard Lane is now on the WFRCTP 2015-2040 Projects List as a Phase 1 project. That interchange is critical to the regional mobility challenge we are all trying to address as well as preventing failures at the I-15/Park Lane/US 89 interchange complex.

1.6.1 We disagree that the new construction for the Shepard Lane Arterial connecting I-15 to the WDC should be classified as a Phase 2 priority. This should be a phase one priority. If the primary reason for the construction of the WDC is to relieve I-15 congestion (regional mobility) due to the growth in western Davis and Weber Counties, this arterial connection is critical to that goal. Without that arterial connection and the large gaps in interchanges on the southern end of the WDC, whenever there is an accident on either those portions of the WDC or the parallel portions of I-15 the delays both routes will have to endure will be more than significant. This arterial linkage provides a relieve valve (at the closest point of connection) to both the WDC and I-15 which will be needed in many situations. It should be classified in the EIS as a Phase 1 priority and made a state route. Farmington is currently working with UDOT, state legislators, Kaysville and Davis County officials towards that end. Multiple places in the EIS, it refers to the funding responsibility for the arterial falling to Farmington and Kaysville. We disagree with that assumption since it will become, immediately upon completion, a regional mobility route used by multiple users throughout the EIS study area.

1.6.1 We also want the description of the new Shepard Lane arterial to be four lanes, not two. We do not believe a four lane arterial is warranted to be built at this time. The City would only be recommending construction of a two lane road, with a center turn lane in the short term. Nevertheless, we see the need for a four lane road in the future and believe we should design and plan for that likelihood now while the majority of the ROW is already publicly owned. This would be accomplished through oversized landscape strips on both sides of the new arterial which would allow for future widening when the traffic counts warrant such.

2.3.7.1 We are very supportive of the proposed trail crossing of I-15 on Park Lane. While that design is not completed, the EIS notes it would be done such that it would include a bridge expansion of the existing structure over I-15 to accommodate the trail. Three points deserve special note. The first is the design should be such that the width can safely accommodate both pedestrians and bike riders in the same space. The second is if the expansion of the bridge does not include the abutting US 89 overpass, little is accomplished in terms of improved safety for bicyclists and pedestrians. Without the trail addition continuing over the US 89 portion, we believe this will increase the risk to pedestrians and bicyclists as it will give them a false sense of security that they have space to safely get over both abutting overpasses when in fact, they would only transit one (I-15) and then be trapped between I-15 and US 89. While these are two overpasses, they should be viewed as one structure since they are so closely tied together from a traffic standpoint. The last point is please do not discount the possibility that UDOT may wish to construct the pedestrian/bike facility as a free standing bridge and not just an

expansion of the existing deck. This would improve safety as it would remove the competition and conflicts with the multiple signal lights over the interchange complexes.

2.3.8.2 Farmington City does not want billboards along any portions of the WDC. We have begun discussions with other cities along the proposed route and are moving forward with attempts to receive a scenic byway designation and enhance local ordinances prohibiting billboards along the WDC.

2.4.2 Table 2-12: Three unrelated comments on this table. The first comment might be better made in other sections of the EIS but we have chosen to make it here. We note the "Freeway to Freeway" interchange from I-15 to WDC at the southern end of this project. We all understand this is only freeway to freeway at this location and provides no local access. We question the wisdom of the significant taxpayer cost versus the minimal benefit of the southbound WDC to northbound I-15 movement at this location. We believe the flyover(s) required to make this work will be in the tens of millions for the very few cars and trucks we believe will make this traffic movement on a daily basis. This is similar to the northbound I-15 movement to southbound I-215 near the oil refineries where that traffic movement does not exist and is not needed. We are also very concerned of the significantly high flyovers that will be required to make this traffic movement work in the impacts to the local residents when they provide very little beneficial use.

The second issue affects Farmington and Centerville. We believe it is a mistake to cul-de-sac the Davis County Road labeled as approximately 700 West. Since the WDC is already proposed to overpass both Tippetts Lane (650 West) and the nearby rail lines, the WDC should continue the overpass for the Davis County Road at approximately 700 West. Both Centerville and Davis County want a north/south arterial west of I-15 and Legacy. Farmington is supportive of such a north/south arterial connection but it has not been a high priority for the City, but may be in the future. It is unclear whether this connection will be made at Tippetts Lane or the Davis County Road due to a variety of concerns. Both have merit for such a connection and the cul-de-sac for the Davis County Road would be a mistake. The cost/benefit analysis of extending the overpass would clearly warrant the small additional expense.

Lastly, the Weber Basin Water District in conjunction with the largest water districts in the State is planning a very large water pipeline (Bear River Pipeline Project) to run through multiple cities along the western fringes of Weber, Davis and Salt Lake Counties. We find it very surprising that we could find no mention of this project in the EIS since it is such a regional significant project paralleling the route of the WDC and has been in the planning stage for many years. The west side of WDC would provide a natural ROW corridor for this pipeline project without potentially condemning hundreds of homes and businesses in the future. The Davis County Road slated for a proposed cul-de-sac would be a perfect location for such a pipeline and the Water District is studying this ROW possibility. An overpass over this route would preserve that option for the many affected cities in multiple counties, the Water District and provide the north/south linkage between Centerville and Farmington if the Tippetts Lane (650 West)

option were not to be constructed. In any scenario, the Tippetts Lane option will have a WDC overpass or face land locking numerous homes and businesses in Farmington.

The second comment related to this table is we believe a footnote should be added to the 1525 West street as follows: "Farmington City supports the recommended cross over street at 1525 West but sees the need for a future interchange at this location which is not warranted at this time. The City will be taking all steps needed to preserve abutting ROW for a future interchange in its planning and development process as opportunities present themselves. The City wants UDOT to include the future ROW design footprint of this interchange so that it can assist with future planning efforts in the area." We view this future 1525 interchange site as more favorable than the 1100 West site as shown on our current transportation masterplan. The primary reason for this change is the configuration of the 1100 West site as affected by the WDC makes a future interchange very challenging at that location and more viable at 1525 West.

2.4.2 We question why the grade separated crossings for the D&RGW Trail in Farmington, Kaysville and Layton are mentioned and that those trial improvements would be constructed if there is local support and funding. Further clarification on this one is needed in the EIS. If UDOT is proposing to build these improvements as mitigation for the WDC, then the State should be paying for those improvements, not the respective cities. Farmington would be supportive of such crossings but cannot commit funding for the same at this time. If such improvements were decided to be necessary now or in the future, Farmington City does not see how UDOT has any jurisdictional authority for such so mentioning this in the EIS as a proposed mitigation at city expense leaves us a little confused.

3.3.5.2 This section should be corrected to state the new 14,000 sf visitor and education center is under current construction and should open within a year.

3.4.3 Table 3-3 Farmington wants it noted that this table clearly demonstrates that Farmington City has the largest impacts to land use of any City along the proposed WDC route as a percent of our total land area within the City affected by the WDC.

3.4.3.1 We think there is a mistake in the reporting of these numbers. This section says 168 acres of conservation easements are affected by the WDC. Farmington alone has 422 acres of conservations easements the WDC is proposed to bisect and destroy through condemnation. If the reporting is only for actual ROW of the WDC, the 168 acre number may be correct but is very misleading as to the impacts. The whole statutory purpose of the conservation easements is to create open space and restrict development. The construction of the highway does neither and is expressly prohibited as a condition of the easements. Therefore in this section titled "Impacts to Land Use", the total acreage of the bisected conservation easements should be reported since they are being destroyed by the WDC and ultimately condemned by the State for the WDC. It should be noted that UDOT's early purchase of the conservation easement property in Farmington is a violation of the easement conditions and constitutes an illegal subdivision under city code and possible violation of state code. Farmington has not pursued this violation other than

notify UDOT as we believe the violation will be remedied through the yet to come acquisition process for the easements.

3.4.3.1 Table 3-5. The narrative describing consistency with the Farmington Masterplan does not tell the whole story and we want the record to note such for the benefit of our residents. While the narrative in the table is factually accurate, we have stated to UDOT on numerous occasions and in writing that the only reason the City changed its Transportation Master Plan regarding the Glovers Lane alternative in the first place, is the City was told repeatedly by UDOT officials the Shepard Lane alternative was not a viable option. The Shepard Lane resolution mentioned in the table narrative was passed by the City after an initial independent engineering study showed it to be viable. UDOT eventually acknowledged the Shepard Lane alternative was being further considered after it passed through the initial screening review. When that option came back into the EIS process for further study the City elected not to change its Transportation Masterplan back to Shepard Lane so as to not further confuse the public while the EIS process was being completed. The City intentionally withheld amending its Transportation Masterplan as we felt the resolution adequately explained the history regarding the options.

3.4.6 We understand there are "... state and federal property acquisition laws for right of way impacts to land that is included in the Farmington Ranches, Farmington Meadows and Hunters Creek conservation easements." We want it noted in the EIS that we believe based on multiple legal reviews that those guidelines require the impact and acquisition to be for the total acreage of the conservation easements and not just the specific right of way needed for construction. We will take and defend that position if the state argues that the only "take" in the acquisition process is for the specific ROW needed for the highway. We do not believe this will be the case since in numerous other places in the EIS, it refers to the mitigation measures proposed which cover the totality of the easement acreage including land UDOT already owns but that same land is encumbered by the conservation easements under Farmington's control until adjudicated.

5.5.3.1 Central Davis Sewer District Property – As we have all recently been made aware of, Farmington is very concerned of potential impacts from the WDC to the Sewer District facility which serves Farmington, Kaysville and Fruit Heights. Farmington cannot support any impacts to the facility which results in long term rate increases to our residents caused by the highway construction. Based on data provided to the three affected cities and UDOT at a meeting held on August 23, 2017, the cost of the required operational changes could be between \$70-100 million which is significant in any analysis. Farmington would support moving the proposed alignment to the west out of the areas currently being used for Sewer District operations. We would also support moving the proposed alignment to the east so long as no additional homes are condemned and operational impacts do not result in future additional costs to our residents. We do not support trucking of the sludge off site as that is problematic and costly and might jeopardize the favorable grandfather provisions the site currently enjoys in a highly regulated environment which option would in the end likely result in higher costs to our residents and others serviced by this facility.



5.5.5.3 We agree with the location of the mitigation measure for the 1100 West Park to be relocated as required under Section 4(f). We understand the logic of why UDOT picked this mitigation location for this park.

7.4.4.2 Tables 7-9 and 7-14: Park Lane congestion times (on an already difficult interchange complex) go up significantly under A1, A2, B1 and B2. We believe this data is accurate and should cause concern for one of the largest interchange complexes in the State. The congestion times reduce on almost all other listed east-west corridors which we believe further documents the need for a new state route at Shepard Lane connecting I-15 and the WDC. Without such an arterial connection, we believe we will see an accelerated deterioration of the Park Lane/I-15/US 89 complex being caused by the construction of the WDC. This complex has in the past and will again cause backups onto I-15 which must be avoided at all costs due to the ripple effects this causes in the transportation system.

10.4.6 We believe a simple omission was made on the list of trail crossings for A1, A2, B1 and B2, and B2 where each should include a grade separated crossing for the Farmington Creek Trail. We assume with this would be accomplished with a box culvert large enough to accommodate the creek and pedestrian use in a safe manner. In 10.3.3, Table 10-1 the Farmington Creek Trail is properly identified so we believe it should be included in 10.4.6

18.5.3.1 Nighttime lighting -- We want to emphasize our support for nighttime lighting fixtures such that those will minimize nighttime lighting except where those are deemed necessary.

Noise Barriers – We have already commented on this issue under separate emails. The City wishes to follow the control guidelines as already existing for sound barriers which means taking a neutral position unless the overwhelming majority of those directly affected elect to have the sound walls. Besides sound, we believe the view corridors of the open space on our west side are very important to our residents and are concerned that additional sound walls would negatively impact those view corridors.

20.3.10.3 In various places throughout the EIS, it is noted that a new High School is being built in Farmington and the WDC will not impact the High School. We hope those statements are true, especially during construction. We want **all** construction access for the WDC in the southern section to come off of the existing Legacy Highway since this will be the least impactful to local residents and not create safety problems for the High School which opens in 2018. Farmington will not support construction access off of 650 West or Glovers Lane.

26.2 We understand UDOT is planning to provide compensation for "...right-of-way impacts to land included in the Farmington Ranches, Farmington Meadows and Hunters Creek conservation easements." As stated earlier, compensation for only the right of way will not suffice since the easements are being destroyed by the Highway. We expect the



valuation to be for the totality of the easements since they were created, not for the WDC, but as a united perpetual open space area serving a variety of purposes.

26.4.5 If the arterial road connection to be located for the 950 North interchange is not built at the same time as the WDC, the access promise made in this section for emergency vehicles with primary responsibility for response cannot be kept by the State. Farmington would have jurisdiction for those portions of the WDC coming through Farmington yet we would have no access for police, fire protection and ambulance services except through a very delayed response I-15 at Park Lane circling back via Glovers Lane or north of the 950 North interchange in Kaysville. This will result in response times well below nationally recognized standards which is unacceptable and puts public safety at risk. The solution to this challenge is to build the Shepard Lane connector in conjunction with the Shepard Lane overpass already slated for construction separate from the WDC project. Kaysville City also wants a frontage connection from the north and east of the 950 North interchange to that interchange. Farmington City would support such a connection for Kaysville as it would also aid in public safety access to the WDC from both Kaysville and Farmington.

27.4.2 Table 27-5 We do not understand why the Bus Park located at 400 West Glovers Lane is considered a 4f park since it is not impacted any of the proposed routes of the WDC.

27.4.4.2 The City respectfully disagrees with the interpretation of FHWA regarding the conservation easements and their 4F status. Nevertheless, we accept the inevitability of the construction of the WDC. We have put in abeyance our disagreement with the FHWA interpretation so long as the conservation easements are valued for their full acreage through the required acquisition and adjudication process.

27.6.3 1100 West Park: We understand this is a 4F property and support the location UDOT has determined for mitigation since it is the best solution for reasons stated elsewhere in the EIS. We appreciate the sentence, "UDOT would buy as much of parcel 080760010 as necessary to adequately replace the recreational amenities and function lost at the 1100 West Park." We want to point out that this cannot be an acre for acre mitigation due to the important differences in the two sites. When we situated the 1100 West Park a few years ago, we choose that specific location for two very important reasons. The first is we were able to place the park at the corner of two arterial roads (Glovers Lane and 1100 West) thus lowering the space we would need for parking within the actual park space by using the arterial streets for additional parking. The second reason is we partnered with the Davis School District through a maintenance agreement such that we could also use their parking lots and play fields thus providing greater functionality for the park space we developed. Both of these benefits we enjoyed at the 1100 West Park will be lost at the mitigation site and so want it noted the mitigation acreage must account for these loses in functionality. We will work with UDOT staff in making those necessary determinations.

## CITY COUNCIL AGENDA

For Council Meeting:  
September 5, 2017

### **S U B J E C T: Mayor Talbot & City Council Reports**

1. John Bilton to report on Sewer District West Davis Corridor meeting
2. Brigham Mellor Scenic By-Way Designation

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.